



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 11.15.2016
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■ H2 TURBO WASH [TRC Plan Review]

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research. The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TRAFFIC IMPACT:

- ❖ Per the Institute of Transportation Engineers (ite) Trip Generation 9th Edition, 2012, Microtrans trip Generation Software; the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY** (ite land use code 948) is 48 total driveway volume in the AM peak hours, 56 total driveway volume in the PM peak hours.
- ❖ A Traffic Impact Analysis (TIA) is not required for this development.

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

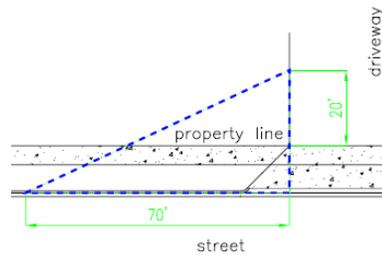
TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. Please label the distance along the site frontage from the curb to the driveway.
2. Please note that the site does not show a subdivision of the parent property, instead it has a leased section of a larger property. Therefore, the requirements for driveways along a major thoroughfare will apply to the entire property.
3. The parent property will only be allowed 1 driveway per 600' of frontage. The maximum allowed driveways along major thoroughfares is 1/600 lf of continuous frontage plus 1/every 300 additional lf or portion thereof as measured at the property line. [7-13 #b CofW Tech Stds]

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

4. Show driveways for adjacent lots and lots across the street.
5. The site has an existing gravel driveway to the east of this proposed driveway, which is proposed to be closed.
6. The proposed site may be required to install curb and gutter along the Oleander Drive frontage.
7. The sidewalk connection from Oleander Drive to the site does not show the slope of the sidewalk going to the building. Please provide the slope or spot elevations along this route.

8. The proposed 36' appears to be extending beyond the "leased" property boundary line. Will this line serve as the future subdivision line for the parcel?
9. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
10. Show and apply the City's 20'x70' sight distance triangle at each driveway on the landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

11. Please provide dimensions for the landscaping island radius and curb radius points within the site.
12. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
13. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking. The three employee parking spaces, do not appear to have 24' clearance.
14. The site must allow for large pickups and SUVs to be able to navigate the site, and make turns to enter and exit the vacuum area. Please verify these turns with an auto turn movement or other method.
15. Two of the parking spaces have reduced parking length. Please modify these spaces so the vehicles will not extend into the travel way.
16. The proposed dumpster location appears to be difficult to reach by a trash truck. Please move the dumpster location or reposition it, so a truck can access it without backing up.
17. Provide bicycle parking in accordance with Sec. 18-528. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

18. Please show location of handicap ramp(s) and signs and provide details on the plan.

CHANGES TO NOTES ON THE PLAN:

- A. **Please note:** If the site does not have proposed streets, then the Street Sign note may be removed.
- B. A sign shall be placed at the Eastern boundary of the property indicating that a future connection will be opened when the property to the north develops. Please note this on the site plan.

MISCELLANEOUS:

- ❖ Contact Traffic Engineering at 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.